

**22 April 2013****Agenda Item: 7(d)****REPORT OF SERVICE DIRECTOR – TRANSPORT, PROPERTY &  
ENVIRONMENT****DISPOSAL – FORMER CARETAKERS DWELLING: EDGEWOOD  
PRIMARY SCHOOL, 27 EDWARD CLOSE, HUCKNALL, NOTTS NG15  
6SP****Purpose of the Report**

1. To seek approval to the sale of the former caretakers dwelling, known as 27 Edward Close, Hucknall, Nottingham.
2. The reserve price being approved by the Service Director, Property & Environment, in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee in consultation with the nominated agent prior to the auction.

**Information and Advice**

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt annex.
4. The property comprises a former caretaker's 3 bedroom end terraced house located opposite the school with a garage. The premises were declared surplus to requirements in February 2013 as there is no further operational requirement for the property.
5. The authority has no strategic requirement for the property and approval is therefore sought to dispose of it to produce a capital receipt.
6. The property to be disposed of is shown hatched outlined in black on the attached plan.
7. Disposal by auction is considered the most appropriate option and method of sale. Similar properties have been sold by this approach in the past with encouraging results. Based on the above, approval is sought to appoint Savills who have acted on behalf of NCC previously. They are a well established, experienced and respected auctioneer who have achieved much success selling former caretaker dwellings and are therefore considered to be the most appropriate to maximise the sale value of the site. A reserve however will be agreed in consultation with the agent prior to the auction once interest has been gauged (see exempt appendix).

8. Purchasers are to be made aware of a 2% buyers premium will be charged plus auctioneers costs will be collected on completion. This should cover the Auctioneer's fee and our legal expenses.

### **Other Options Considered**

9. Consideration has been given to sell by private treaty – it is thought as previously, that sale by auction with a longer than normal marketing time to the auction date will produce greater interest and a higher capital receipt. A sale by private treaty would also take considerable time delaying the capital receipt and the County Council would incur costs for maintenance, empty Council Tax and security whilst the property remains vacant.

### **Reason/s for Recommendation/s**

10. The Authority has no strategic requirement for the property.

### **Statutory and Policy Implications**

11. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **RECOMMENDATION/S**

That approval is given to: -

1. the sale by auction via Savills for the former caretakers dwelling, known as 27 Edward Close, Hucknall, Nottingham on terms set out in the report; and
2. to grant authority for the Service Director, Transport, Property & Environment, in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee, also in consultation with the Auctioneers shortly to the auction date, to set the reserve price.

**Jas Hundal**

**Service Director - Transport, Property & Environment**

**For any enquiries about this report please contact: Marie Glaister 0115 977 2158**

### **Constitutional Comments (CEH 22-3-13)**

12. The recommendations fall within the remit of the Finance and Property Committee. When disposing of land the Council is required to obtain the best price reasonably obtainable on the open market and the Committee will need to satisfy itself of this.

### **Financial Comments (TR 22-3-13)**

13. The sale will generate a capital receipt which will be used to help fund the Capital Programme. The auctioneers costs and legal costs will be funded by the purchasers.

### **Background Papers**

14. None.

### **Electoral Division(s) and Member(s) Affected**

15. Ward(s): Ward(s): Hucknall  
Member(s): Councillor Reverend Tom Irvine, Councillor Kevin Rostance, Councillor Mick Murphy